

# London Landlord Plumbing Compliance Checklist 2026

Gas Safety • Legionella • Boiler Servicing • TMV • Water Regulations • HMO Obligations

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**Important:** This checklist covers plumbing and heating compliance only. It is not a substitute for legal advice. Confirm all obligations with a qualified solicitor or compliance professional before relying on any item. Reviewed and updated every March.

## Quick Compliance Snapshot

Obligation	Frequency	Applies to
Gas Safety Certificate (CP12)	Annual	All rented properties with gas appliances
Legionella risk assessment	On taking control + periodically or on material change	All rented properties with a water system
Boiler service	Annual	All rented properties — warranty and safety condition
TMV2 servicing	Generally annual — confirm with scheme	HMOs and commercial settings
TMV3 servicing	Generally every 6 months — confirm with scheme	Healthcare and high-risk care settings
Water Regulations compliance	On all new plumbing work	All properties
EPC rating	On letting and every 10 years	All rented properties
HMO licence	On letting — renew per borough requirements	Properties meeting HMO definition

*This snapshot is a reference guide only. See the detailed sections below for full obligations.*

# 1. Gas Safety Certificate (CP12)

**MANDATORY — Criminal offence if not maintained**

### What it is:

An annual inspection of every gas appliance in a rented property by a Gas Safe registered engineer, producing a CP12 certificate confirming every appliance is safe to use.

### Legal requirements checklist:

- Annual inspection by a Gas Safe registered engineer
- CP12 certificate issued within 28 days of inspection
- Certificate provided to existing tenants within 28 days of issue
- Certificate provided to new tenants before they move in
- Records kept for a minimum of two years

**Early renewal window:** You can complete the gas safety check up to two months before the certificate's expiry date while retaining the original anniversary date. Book in September to avoid the autumn rush without losing your renewal cycle.

**Non-compliance consequences:** Failure to hold a valid CP12 is a criminal offence. Local authorities can issue improvement notices, prohibition notices and prosecute. Courts have imposed fines and custodial sentences for persistent non-compliance.

Service	London 2026 cost
Annual boiler service + CP12 (per property)	£120 – £160
Portfolio block booking discount	Ask engineer for rate

Source: GOV.UK — Gas Safety Records ([gov.uk/gas-safety-records](http://gov.uk/gas-safety-records))

# 2. Legionella Risk Assessment

**LEGAL DUTY — Health and Safety at Work Act 1974 / HSE L8**

### What the duty requires:

Landlords have a legal duty to assess and control Legionella risk in rented properties with water systems. In low-risk properties, the assessment may be simple and does not always require a formal written document. In higher-risk properties — HMOs, systems with stored hot water cylinders or cold water tanks — a written assessment by a competent person is typically appropriate.

### Obligations checklist:

- Assess the Legionella risk in the water system
- Implement appropriate control measures based on findings
- Keep records proportionate to the risk identified
- Review when circumstances change — new tenants, system modification, change of use

**Competent person:** For simple domestic properties, the landlord can be the competent person if they have sufficient knowledge of the system and the risks. For HMOs or systems with stored water, a professional assessment is almost always required. The legal duty remains with the landlord regardless of who carries out the assessment.

Service	London 2026 cost
Simple single-property assessment	£90 – £250

HMO or larger property	£250 – £500+
Commercial premises	£350 – £1,500+

Source: HSE L8 Legionella Guidance ([hse.gov.uk/legionnaires](https://www.hse.gov.uk/legionnaires))

### 3. Boiler Servicing

**BEST PRACTICE — Required for warranty and safety**

**Why it matters:**

Most major boiler manufacturers specify annual servicing as a warranty condition. An unserviced boiler is a higher carbon monoxide risk. A boiler failure in a rented property in winter is an urgent repair obligation — preventable through annual servicing.

**Annual service checklist:**

- Book annual service in September — before heating season begins
- Confirm engineer is Gas Safe registered
- Ensure Benchmark logbook is completed at every service
- Check scale build-up on heat exchanger — especially in London hard water areas
- Combine with CP12 renewal where possible to reduce callout costs

**London hard water note:** Properties in London's hard water band experience accelerated boiler wear. Annual servicing in a hard water area should include checking scale build-up on the heat exchanger — catching this early prevents the heat exchanger failure that turns a £150 service into a £500+ repair decision.

Service	London 2026 cost
Annual boiler service	£100 – £130
Combined service + CP12	£120 – £160

### 4. TMV Servicing

**SCHEME-SPECIFIC — Confirm with applicable scheme and risk assessment**

**What TMVs do:**

Thermostatic mixing valves mix hot and cold water to deliver water at a safe temperature — typically 43–46°C at baths and 38°C at hand-wash basins — preventing scalding at outlets used by vulnerable users.

Scheme	Settings	Frequency
TMV2	HMOs, commercial, domestic	Generally annual
TMV3	Healthcare, care homes, GP surgeries	Generally every 6 months

**Important:** Where a TMV3 valve fails its 6-monthly in-service test, the testing frequency must be increased until the valve is repaired or replaced. The 6-monthly interval is a starting point, not a ceiling. Servicing frequency should always align with the applicable scheme, manufacturer guidance and site-specific risk assessment.

Service	London 2026 cost
Multi-valve visit (per valve)	£80 – £150
Single standalone valve service	£250 – £300

## 5. Water Regulations 1999 Compliance

**MANDATORY — On all new plumbing work**

### What it covers:

Every new plumbing installation or significant modification must comply with the Water Supply (Water Fittings) Regulations 1999 — including materials, installation standards, backflow prevention requirements and formal notification to the water undertaker for certain types of work.

### Compliance checklist:

- Any plumber used must comply with the Water Regulations — confirm before commissioning work
- Backflow prevention must be appropriate to the fluid category at each supply point
- Notify the water undertaker before certain notifiable work begins
- Use a commercial plumber with Water Regulations knowledge for HMO or commercial stock

**Real enforcement example:** A landlord installs a new kitchen using an unqualified plumber who fails to notify the water undertaker and installs non-compliant backflow prevention. Thames Water identifies this during an inspection. The landlord must fund full remedial works at their own cost. Ignorance of the Water Regulations is not a defence. Commissioning compliant work from a qualified plumber is.

*Source: Water Supply (Water Fittings) Regulations 1999 (legislation.gov.uk)*

## 6. Plumbing Maintenance Obligations

**LEGAL DUTY — Landlord and Tenant Act 1985 / Homes Act 2018**

### Response time expectations:

Fault	Expected response	Context
No heating in winter	Same day / next day	Can be serious HHSRS hazard
No hot water	24 – 48 hours	Fitness for habitation obligation
Burst pipe / flooding	Immediate	Emergency — structural damage risk
Blocked drain (backing up)	Same day	Health hazard
Dripping tap / slow drain	Within 7–14 days	Non-urgent repair

**Awaab's Law — direction of travel:** While Awaab's Law formally applies to social housing, tribunals and courts are increasingly referencing the 24-hour investigation expectation for serious hazards as the benchmark for "reasonable" response in the private sector. This is not yet a fixed legal requirement for private landlords — but the direction of travel is clear.

*Source: GOV.UK Awaab's Law Guidance (gov.uk/government/publications/awaabs-law)*

## 7. HMO-Specific Obligations

**MANDATORY — Housing Act 2004**

### HMO definition:

An HMO can include properties occupied by three or more people forming two or more households who share facilities such as a kitchen or bathroom. Mandatory national licensing applies to larger HMOs meeting the five-person threshold. Additional licensing schemes in many London boroughs may apply to smaller HMOs.

### HMO plumbing obligations checklist:

- Adequate bathroom and kitchen facilities for occupant numbers — ratios per local authority
- Hot and cold water supply to all facilities maintained at all times
- Legionella risk assessment completed — higher risk profile than single-tenancy
- Shared drainage maintained — blocked drains in shared HMO drainage are landlord's responsibility
- Communal boilers and hot water systems serviced and maintained
- TMV servicing confirmed per applicable scheme

**London boroughs with additional HMO licensing:** Greenwich, Lewisham, Southwark and Newham all operate additional licensing schemes. Check your specific borough before letting. Operating an unlicensed HMO can result in a civil penalty of up to £30,000.

## 8. Emergency Plumbing Obligations

### Preparation checklist:

- Stopcock location documented and provided to tenants in the inventory
- Stopcock location displayed inside the property
- 24-hour emergency plumber contact number provided to all tenants
- Local emergency plumber relationship established before a crisis occurs
- Tenants know to call 0800 111 999 for gas emergencies

## 9. Documentation Retention

A landlord who cannot produce documentation when challenged has no defence. Keep everything.

Document	Retention period	Notes
Gas Safety Certificates (CP12)	Minimum 2 years	Provide to tenants within 28 days
Legionella risk assessment	Duration of ownership + 2 years	Update on material changes
TMV service records	Duration of ownership	Dated records for each valve
Boiler service records / Benchmark logbook	Duration of ownership	Required for warranty claims
Water Regulations notification records	Duration of ownership	For any notifiable work
Plumbing repair invoices	Minimum 6 years	For liability and insurance purposes
Tenant repair communications	Duration of tenancy + 6 years	Evidence of response

## 10. Annual Compliance Cost Summary

Obligation	Annual cost (London 2026)
Gas Safety Certificate + boiler service	£120 – £160
Legionella assessment (review year)	£90 – £250
Legionella assessment (non-review year)	£0 — monitoring only
TMV servicing (if applicable)	£80 – £300
<b>Total annual compliance cost</b>	<b>£210 – £710 per property</b>

For context: the fine for failing to produce a valid CP12 can reach £6,000 per offence. A civil penalty for operating an unlicensed HMO can reach £30,000. The annual compliance cost is a fraction of the liability exposure it protects against.

## Compliance Calendar — Recommended Annual Schedule

Month	Action
January	Review Legionella control measures — check monitoring records are current
February	Check pipe lagging in loft spaces — inspect after winter
March	Annual review of all compliance documentation — update this checklist
April	Book boiler services for September delivery — avoid autumn backlog
July	Mid-year TMV check (TMV3 settings where applicable)
August	Chase outstanding boiler service bookings
September	Boiler service and CP12 renewal — optimal month for most London properties
October	Pre-winter check — stopcock operational, pipe lagging intact, heating tested
November	Confirm all CP12 certificates issued to tenants within 28 days
December	Review any repair requests outstanding — resolve before Christmas period

### Data Sources

- GOV.UK — Gas Safety Records: [gov.uk/gas-safety-records](https://gov.uk/gas-safety-records)
- HSE L8 Legionella Guidance: [hse.gov.uk/legionnaires](https://hse.gov.uk/legionnaires)
- Gas Safe Register: [gassaferegister.co.uk](https://gassaferegister.co.uk)
- Water Supply Regulations 1999: [legislation.gov.uk/ukSI/1999/1148](https://legislation.gov.uk/ukSI/1999/1148)
- GOV.UK Awaab's Law Guidance: [gov.uk/government/publications/awaabs-law](https://gov.uk/government/publications/awaabs-law)
- Thames Water Water Quality: [thameswater.co.uk/help/water-quality](https://thameswater.co.uk/help/water-quality)

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